

IN THE MATTER OF THE APPLICATION OF  
SULPHUR SPRING BUSINESS PARK REALTY  
COMPANY FOR A ZONING VARIANCE ON  
PROPERTY LOCATED ON THE NORTHWEST  
CORNER OF SULPHUR SPRING ROAD AND OLD  
GEORGETOWN ROAD (1772 SULPHUR SPRING  
ROAD)  
13TH ELECTION DISTRICT  
1ST COUNCILMANIC DISTRICT

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
CASE NO. 89-490-A

#### OPINION

This case comes before this Board on appeal from a decision of the Deputy Zoning Commissioner dated June 15, 1989 granting the Petition with certain restrictions. At the onset of the hearing the attorney for the Petitioner made a Motion to Withdraw the Petition for the sign variance and indicated that the Petitioner would restrict his signs to those permitted under the Baltimore County Zoning Regulations (BCZR). The Board will therefore grant the withdrawal of the Petition and deny the requested variance.

#### ORDER

It is therefore this 5th day of February, 1990 by the County Board of Appeals of Baltimore County ORDERED that the variance to permit a 200 square foot single face stationary roof mounted park identification sign in lieu of the maximum 150 square foot per face freestanding park identification sign be and the same is hereby DENIED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett, Chairman  
*Lynn B. Moreland*  
Lynn B. Moreland  
*John G. Disney*  
John G. Disney

RE: PETITION FOR ZONING VARIANCE  
NW/Corner Sulphur Spring Road  
Old Georgetown Rd. (1772  
Sulphur Spring Rd.)  
13th Election District  
1st Councilmanic District

BEFORE THE DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Sulphur Spring Business Park  
Realty Company, Petitioner

Case No. 89-490-A

#### NOTICE OF APPEAL

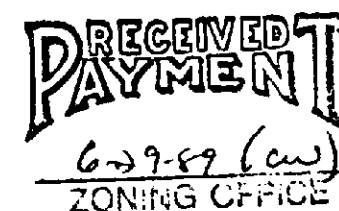
Please note an appeal from your decision in the above-captioned matter, under date of June 14, 1989, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
887-2188

I HEREBY CERTIFY that on this 29th day of June, 1989, a copy of the foregoing Notice of Appeal was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Ave., Suite 205, Towson, MD 21204, Attorney for Petitioner.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman



PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

G/REST. 386  
6-15-89  
89-490-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.6f to permit a 200 sq. ft. (single face) stationary roof mounted park identification sign in lieu of the maximum 150 sq. ft. per face freestanding park identification sign.

150 sq. ft. per face freestanding park identification sign.

1. Configuration of sign.  
2. Topography of property.  
3. And such other and further reasons as may be demonstrated at the time of the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State

Legal Owner(s): SULPHUR SPRING BUSINESS PARK  
REALTY & CO., A MARYLAND PARTNERSHIP  
(Type or Print Name)  
By: *James D. Smith*  
Signature GENERAL PARTNER  
(Type or Print Name)  
Signature  
Address  
City and State

Attorney for Petitioner: BENJAMIN BRONSTEIN  
& EVANS, GEORGE & BRONSTEIN  
(Type or Print Name)  
Signature BENJAMIN BRONSTEIN  
29 W. SUSQUEHANNA AVENUE, STE. 205  
TOWSON, MARYLAND 21204  
City and State  
Attorney's Telephone No.: 296-0200

9640 DEERCO ROAD 561-5600  
Address Phone No.  
TIMONIUM, MARYLAND 21093  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
G. W. STEPHENS, JR. & ASSOCIATES, INC.  
Name  
303 ALLEGHENY AVENUE, TOWSON, MD 21204  
Address Phone No.  
825-8120

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of June, 1989.

194.2, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108 County Office Building in Towson, Baltimore County, on the 1st day of June, 1989, at 9:30 o'clock A.M.

(over)

IN RE: PETITION FOR ZONING VARIANCE  
NW/Corner Sulphur Spring Road  
Old Georgetown Road  
(1772 Sulphur Spring Road)  
13th Election District  
1st Councilmanic District

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Sulphur Spring Business Park  
Realty Company - Petitioners

Case No. 89-490-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a 200 sq. ft. single faced stationary identification sign mounted on the roof for a business park in lieu of the maximum 150 sq. ft. per face freestanding identification sign in accordance with Petitioner's Exhibit 1.

The Petitioners, by Anthony Julio, Vice President of Hill Management Company, Property Manager for Petitioners, appeared, testified and were represented by Benjamin Bronstein, Esquire. Also appearing on behalf of the Petition was James Matis, Engineer with G. W. Stephens, Jr. & Associates, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 1772 Sulphur Spring Road, consists of 11.2 acres zoned M.L., and is improved with three office warehouse buildings containing approximately 34,000 sq. ft. Said property is abuted by I-695 and I-95. Petitioners contend the requested variance is necessary in order to properly identify the site location. Testimony and pictures presented indicated that placing a freestanding identification sign on the property is of no value due to the location of the improvements on the site and the grading of the land and surrounding property. Petitioners further argued that the granting of the variance will not result in any detriment to the health, safety or general welfare of the surrounding community.

ORDER RECEIVED FOR FILING  
Date 6/29/89  
By *John G. Disney*

150 sq. ft. (per side) stationary identification sign mounted on the roof for a business park in lieu of the permitted 150 sq. ft. per face freestanding identification sign, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The sign shall not exceed 16 feet in height from the roof parapet of the building on which it is mounted.
- 3) The sign is limited to identifying the business park as follows: "Sulphur Spring East Business Park."
- 4) Prior to the issuance of any permit, Petitioners shall submit for approval by the Deputy Zoning Commissioner an architectural rendering of the proposed sign granted herein and include a description of the materials used in its design.
- 5) The sign shall not be illuminated.
- 6) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*R. M. Nesterowicz*  
R. M. Nesterowicz  
Deputy Zoning Commissioner  
for Baltimore County

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

February 21, 1989

Description to Accompany Zoning  
Petition for Variance Request,  
Sulphur Spring Business Park (East),  
11.23 Acres.

Beginning for the same at the northwest corner of Sulphur Spring Road and Old Georgetown Road, said point being distant North 31° 32' 49" West 63.49 feet from the intersection of the centerlines of the aforementioned roads and running thence along the west side of Old Georgetown Road the 10 following courses, viz:

- 1) North 42° 42' 58" East 100.15'
- 2) North 30° 28' 00" East 257.97'
- 3) North 26° 32' 36" East 59.52'
- 4) North 84° 33' 58" East 17.29'
- 5) North 30° 28' 53" East 3.91'
- 6) North 21° 05' 06" East 39.29'
- 7) North 28° 37' 05" East 54.68'
- 8) by a curve to the left having a radius of 536.68' for a distance of 96.96'
- 9) North 10° 06' 12" East 149.05' and
- 10) North 10° 19' 45" East 62.73' to a point on the southern right-of-way line of the State ramp from I-95 to southbound I-695, thence binding along said southern right-of-way line the 7 following courses, viz:
  - 11) South 84° 29' 09" West 134.64'
  - 12) South 75° 21' 09" West 133.30'
  - 13) South 83° 18' 01" West 301.50'
  - 14) South 77° 35' 23" West 200.00'
  - 15) South 71° 25' 27" West 232.77'
  - 16) South 78° 00' 11" West 157.57' and
  - 17) South 65° 39' 24" West 99.75' to the north side of Sulphur Spring Road, thence binding along said north side of Sulphur Spring Road the 6 following courses, viz:
    - 18) South 52° 31' 29" East 22.07'
    - 19) by a curve to the left having a radius of 2216.83 feet for a distance of 81.18'
    - 20) South 58° 50' 06" East 96.74'

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

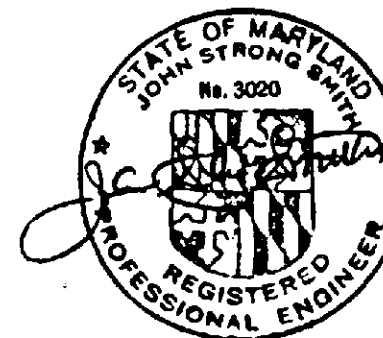
- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the Petitioners have met their burden of proof for a roof-mounted business park identification sign; however, the size proposed is believed to be excessive and unnecessary. It is felt that the maximum permitted size of 150 sq. ft. is adequate for this location. It is clear from the testimony that if the variance is granted, as modified, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, a variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of June, 1989 that a variance to permit a



Description to Accompany Zoning  
Petition for Variance Request,  
Sulphur Spring Business Park (East),  
11.23 Acres.

February 21, 1989  
Page -2-

- 21) South 61° 51' 44" East 532.58'
- 22) South 19° 23' 55" West 20.00' and
- 23) South 70° 36' 05" East 260.00' to the place of beginning.  
Containing 11.19 acres.



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

July 21, 1989



Dennis F. Rasmussen  
County Executive

Benjamin Bronstein, Esquire  
Evans, George & Bronstein  
29 W. Susquehanna Avenue, Suite 205  
Towson, Maryland 21204

RE: Petitions for Zoning Variance  
N/S Golden Ring Road, 990' SE of the c/l of  
the Intersection of I-695 and Pulaski Highway  
15th Election District - 7th Councilmanic District  
GRBC Realty Company - Petitioner  
Case No. 89-485-A

NW/Corner Sulphur Spring and Old Georgetown Roads  
13th Election District - 1st Councilmanic District  
Sulphur Spring Business Park Realty Co. - Petitioner  
Case No. 89-490-A

SW/S Benson Avenue and Sulphur Spring Road  
15th Election District - 1st Councilmanic District  
Arturus Business Center, Co. - Petitioner  
Case No. 89-493-A

Dear Mr. Bronstein:

In response to your letter dated July 11, 1989 on the above-captioned matters, please be advised that inasmuch as an appeal was filed on all three cases on June 29, 1989, I will not reconsider your request for modification and issue an amended Order as requested. It is my opinion that this matter should be resolved at the Board of Appeals' level.

If you have any questions on the subject, please feel free to call me.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

cc: Peoples Counsel

Files

LAW OFFICES  
EVANS, GEORGE AND BRONSTEIN  
SUSQUEHANNA BUILDING, SUITE 205  
29 WEST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(301) 286-0200  
FAX (301) 286-3719

WALLACE DANN  
COUNSEL

July 11, 1989

The Honorable Ann M. Nastarowicz  
Deputy Zoning Commissioner for  
Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No. 89493A, Case No. 85485A  
and Case No. 89490A

Dear Ms. Nastarowicz:

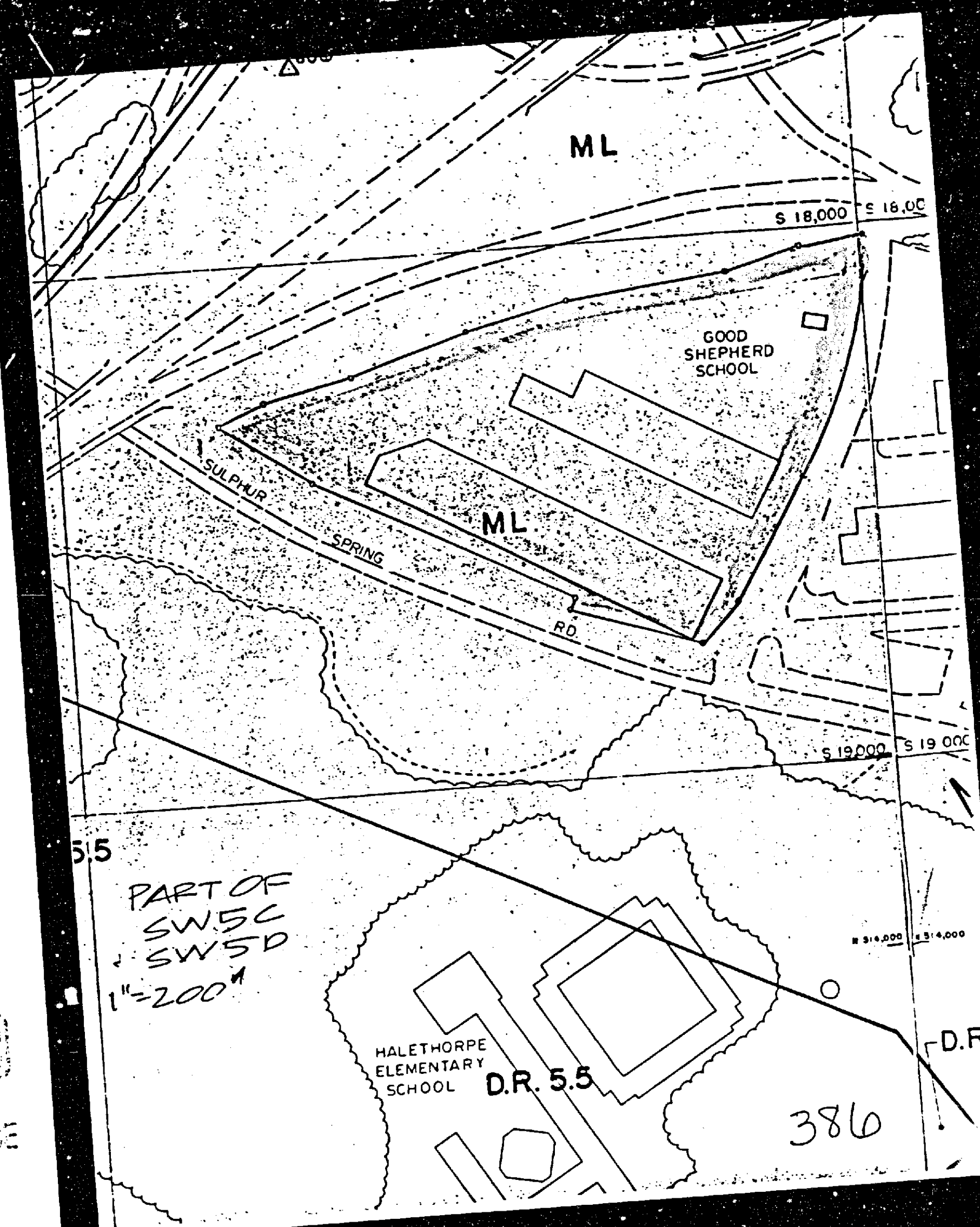
As you know, I have asked you for your consideration in revising the orders in the above entitled matters. I have asked my client to provide sign text for each sign. As soon as I receive them I will promptly forward them for your consideration.

Thank you for your kind cooperation.

Very truly yours,  
EVANS, GEORGE & BRONSTEIN  
Benjamin Bronstein

BB/jcc

RECEIVED  
JUL 19 1989  
ZONING OFFICE



LAW OFFICES  
EVANS, GEORGE AND BRONSTEIN  
SUSQUEHANNA BUILDING, SUITE 205  
29 WEST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(301) 286-0200  
FAX (301) 286-3719

WALLACE DANN  
COUNSEL

July 17, 1989

RECEIVED  
JUL 19 1989  
ZONING OFFICE

The Honorable Ann M. Nastarowicz  
Deputy Zoning Commissioner for  
Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No. 89493A, Case No. 89485A  
and Case No. 89490A

Dear Ms. Nastarowicz:

Reference is made to our conversation and my letter of July 11, 1989 pertaining to the above entitled variance request.

Enclosed please find the proposed text for the Golden Ring Business Center. Obviously, the text would be changed for the Arturus Business Center and the Sulphur Spring Business Center. All signs are to be lighted from within.

I would be happy to discuss this matter with you at your earliest convenience.

Thank you for your kind consideration.

Very truly yours,  
EVANS, GEORGE & BRONSTEIN  
Benjamin Bronstein

BB/jcc  
enclosure

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

July 17, 1989



Dennis F. Rasmussen  
County Executive

Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
NW/Corner Sulphur Spring and Old Georgetown Road  
(1772 Sulphur Spring Road)  
13th Election District, 1st Councilmanic District  
SULPHUR SPRING BUSINESS PARK REALTY COMPANY - Petitioner  
Case No. 89-490-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on June 29, 1989 by People's Counsel for Baltimore County. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines  
Zoning Commissioner

JRH:cer

Enclosures

RECEIVED  
COUNTY BOARD OF APPEALS  
JUL 18 AM 10:43



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180  
September 26, 1989

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 89-490-A SULPHUR SPRING BUSINESS PARK REALTY COMPANY  
NW/Corner Sulphur Spring Road and Old Georgetown Road (1772 Sulphur Spring Road)  
13th Election District  
1st Councilmanic District  
VAR - to permit a 200 sq. ft. (single face) stationary roof mounted park identification sign in lieu of the maximum 150 sq. ft. per face freestanding park identification sign.  
6/15/89 - D.Z.C.'s Order GRANTING Petition with restrictions.

ASSIGNED FOR: TUESDAY, JANUARY 30, 1990 at 11:30 a.m.

cc: Mr. James L. Smith - Sulphur Spring Business Park Realty Company Petitioner

Anthony Julio, V.P. - Hill Mgmt. Co.

Benjamin Bronstein, Esquire Counsel for Petitioner

Mr. James Matis - George W. Stephens, Jr. & Associates, Inc.

People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

LindaLee M. Kuszmalski  
Legal Secretary

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

89-490

District: 13th Date of Posting: July 31, 1989  
Posted for: Appraiser  
Petitioner: Sulphur Spring Business Park Realty Company  
Location of property: NW Corner of Sulphur Spring Road and Old Georgetown Road  
Location of Sign: NW Corner of Sulphur Spring Road  
Remarks: [Signature]  
Posted by: [Signature] Date of return: August 11, 1989  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 3/16/89 ACCOUNT: R-01-615  
AMOUNT: \$ 100.00  
RECEIVED FROM: BEN BRONSTEIN  
FOR: C.V. FINANCIAL GROUP ITEM 386  
8026 \*\*\*\*\*100001 a 5161

GOLDENRING  
BUSINESS CENTER  
WAREHOUSE/OFFICE  
666-1000  
HILL

THIS ACTION REQUESTED BY  
DNS  
DATE: 7/18/89  
BY: [Signature]  
FOR: [Signature]  
BY: [Signature]







GEORGETOWN

- 10) UNLESS OTHERWISE NOTED, CONTRACTOR SHALL MAINTAIN A 3.5% MINIMUM COVER OVER PROPOSED WATER LINE UNLESS OTHERWISE NOTED.
- 11) GUTTER PAVING SECTION TO BE DETERMINED BY OTHERS.
- 12) PAVEMENT AS SPECIFIED BY ARCHITECTS OF THE BALTIMORE COUNTY HIGHWAYS TO CONFORM TO PLATS SPECIFIC FOR CONSTRUCTION.
- 13) STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, SLOPE, WIDTH AND LOCATION AS SHOWN HEREON.
- 14) RETAINING WALL DESIGN BY OTHERS.
- 15) SEE ARCHITECTURAL PLANS FOR BUILDING DISPOSITIONS.
- 16) CONTRACTOR SHALL FURNISH OTHER A CERTIFICATION LETTER STATING THAT ALL CONSTRUCTION OF WATER, SEWER AND STORM DRAIN FACILITIES HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURB, GUTTER, SLOPE, SLOPE, SLOPE AND DETAILS FOR CONSTRUCTION.
- 17) CONTRACTOR SHALL FURNISH OTHER A LETTER STATING THAT ALL WATER MAINS HAVE BEEN STABILIZED BY METHODS OUTLINED IN THE BALTIMORE COUNTY PLUMBING CODE. THE STABILIZATION SHALL BE CONDUCTED BY AND THE CERTIFICATION SIGNED BY THE TESTING CURRENTLY APPROVED BY THE BALTIMORE COUNTY INSPECTOR.
- 18) CONTRACTOR SHALL FURNISH OTHER A LETTER CERTIFYING THAT PRESSURE TESTS FOR FIRE LINES HAVE BEEN SATISFACTORILY MADE AND APPROVED BY THE BALTIMORE COUNTY FIRE DEPARTMENT.
- 19) THE CONTRACTOR IS TO MAINTAIN A TWO FOOT BENCH BUILD ALL PROPOSED CURB AND GUTTER IN FIRE AREAS.

SITE DATA

OVERALL AREA OF SITE: 11.15 ACRES +/-

GROSS AREA: 12.4 ACRES +/-

EXISTING ZONING: RL

EXISTING USE: THREE OFFICE/WAREHOUSE BUILDINGS

CRB APPROVAL: 5/10/04 - BUILDINGS A & B

CRB APPROVAL: 5/10/04 - BUILDING C

DEED REFERENCE: 6777/175 & 7526/507

FLOOR AREA RATIO: 366,280/52,000, 1415F - 31 < 2.0 PERMITTED

SEE TOWNING CASES

107-208 WHICH DETERMINED THAT A REHABILITATION/REDEVELOPMENT CLING IS A PERMITTED USE IN A RL ZONE. (See case 107-208) 108-113-4 WHICH PERMITTED A STOREFRONT VARIANCE OF 10' IN LIEU OF THE REQUIRED 20' - A FRONT YARD OF 35' IN LIEU OF THE REQUIRED 75' - AND A DISTANCE BETWEEN BUILDINGS OF 70' IN LIEU OF THE MAXIMUM REQUIRED 105'. (See case 108-113-4)

PLAT REFERENCE: "PLAT OF SULLY'S SPRING BUSINESS PARK" RECORDED AMONG THE PLAT RECORDS OF BALTO. CO. MD. IN PLAT BOOK 51420, P. 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

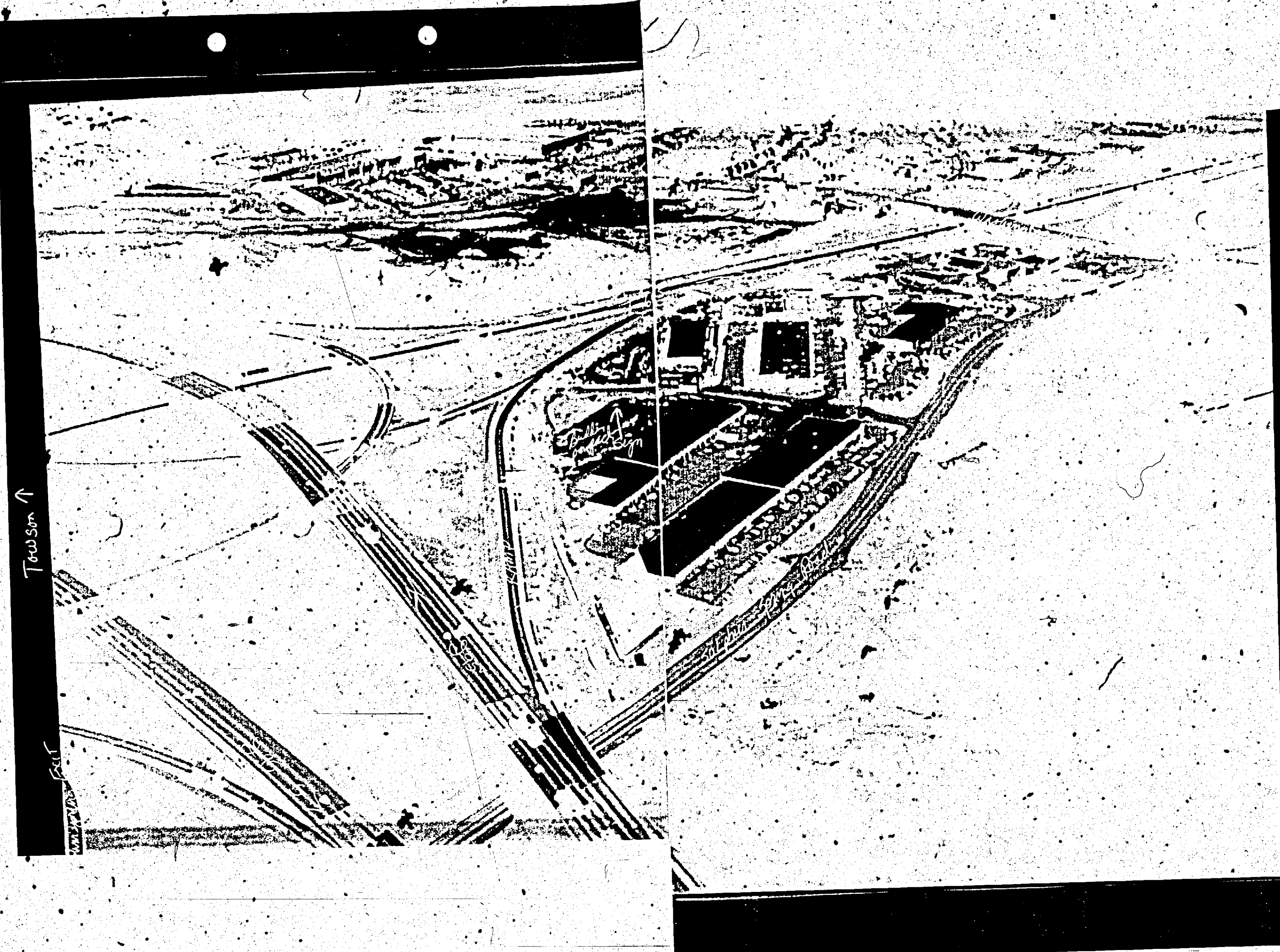
Petitioner's Exhibit 1

PLAT TO ACCOMPANY ZONING PETITION FOR VARIANCE

**Sulphur Spring East Business Park**  
Building 'C'

Balto. Co., Md.  
Elect Dist 13

Scale 1"=50'

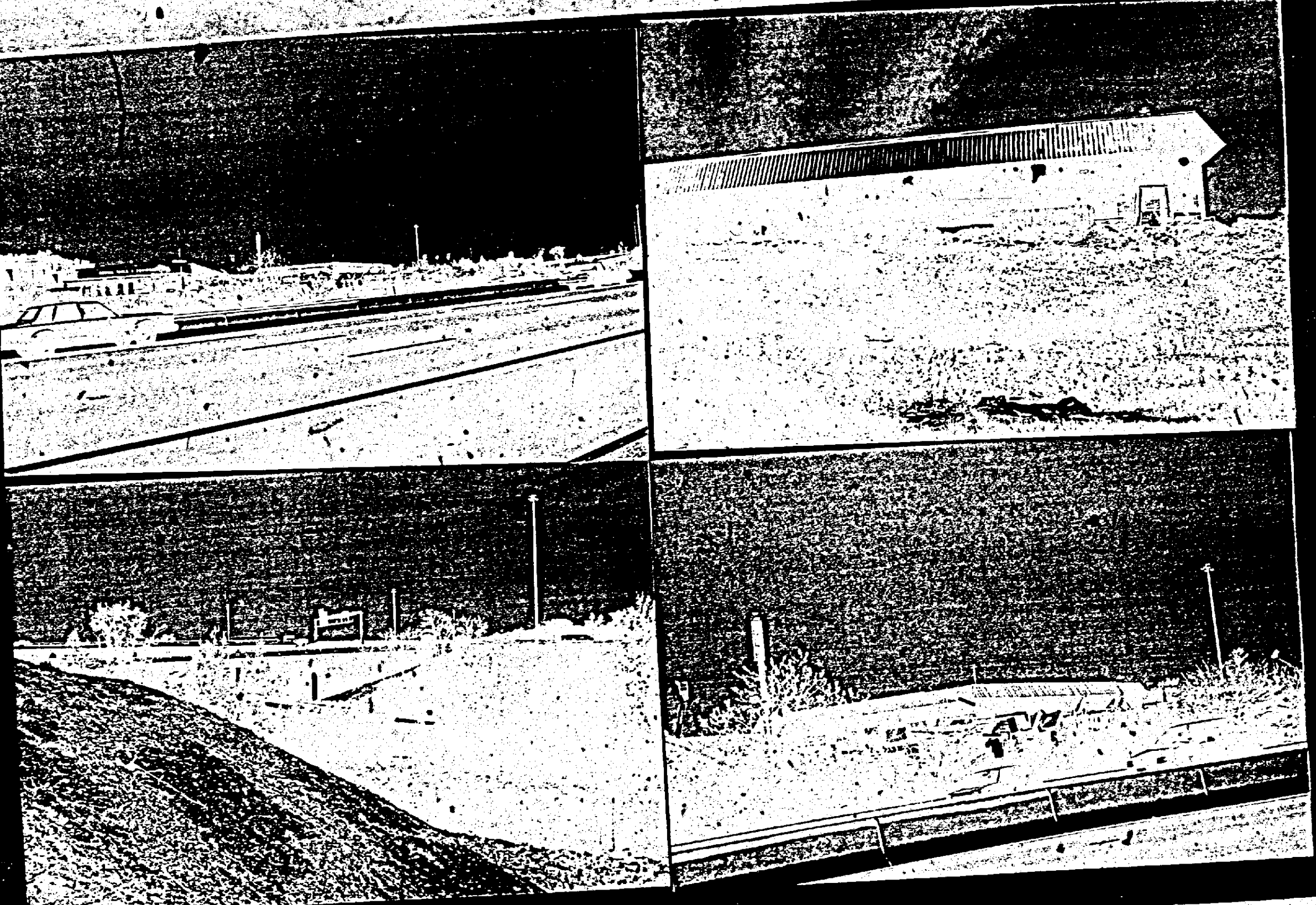


PETITIONERS

PROTESTANT(S) SIGN-IN SHEET

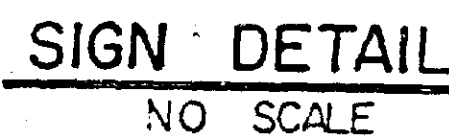
NAME: James J. Mattis ADDRESS: 29 W. Sulphur Spring Ave 21204  
James J. Mattis 440 W. Dorem Rd 21095  
(ENGINEER FOR PETITIONER) 303 ALLEGHENY AVENUE  
TOWSON, MD 21204

PETITIONER'S EXHIBIT 31





EST. BUILDING C	
15,000 SF OFFICE @ 1 SF/300	= 50 SPACES
19,280 SF WAREHOUSE @ 18 EMPLOYEES	= 8 SPACES
@ 1 SPACE/3 EMPLOYEES	
TOTAL PARKING REQUIRED	= 183 SPACES
TOTAL PARKING PROVIDED	= 248 SPACES
*INCLUDES 7 SPACES FOR THE PHYSICALLY HANDICAPPED	



SIGNED \_\_\_\_\_ P.E. \_\_\_\_\_  
DATE \_\_\_\_\_

303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-8120

4-1-1959  
P.B.#8950

**SULPHUR  
SPRING**  
BUSINESS PARK  
REALTY & CO.  
2640 VESZECO ROAD  
TIMONUM, MARYLAND  
21093

RECEIVED	
DRAWN:	JEM
DESIGN:	NJB/JEM
CHECK:	

Scale 1"=50'

